

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 13, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	81-DR-2005#2 FirstBank Branch @ Fry's Shopping Center		
LOCATION	8900 E. Via Linda		
REQUEST	Request approval for a site plan, landscape plan and elevations for a new bank branch to be located on an out-parcel in the Fry's Shopping Center.		
OWNER	Barcaly Holdings XXVI LLC 480-596-9399	ENGINEER	V3 Companies of Colorado 303-989-8588
ARCHITECT/ DESIGNER	Davis Partnership Architects 303-861-8555	APPLICANT/ COORDINATOR	Craig Dunham Denver Partnership Architects 303-861-8555
BACKGROUND	<p>Zoning.</p> <p>The site is zoned C-3 PCD (Highway Commercial/Planned Commercial District) district, which allows for the most types of commercial activities and includes the sale of commodities or performance of service for a larger segment of population than the average neighborhood.</p> <p>Context.</p> <p>The site is located within the existing Fry's Shopping Center located at the northeast corner of Via Linda and N. 90th Street. There is an existing Fry's Supermarket on the developed site. The site has existing perimeter landscaping and the property along the southwestern border (Via Linda) of the site has been developed. Two additional retail buildings have been approved under 81-DR-2005 to be located within the existing parking lot. The site is currently going through the Land Division process to create three separate parcels. Fry's will remain on one parcel, the retail buildings will be developed on the second parcel and the bank will be developed on the third parcel subject to DRB approval.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Fry's shopping center, zoned C-3 PCD (Highway Commercial, Planned Commercial District)• South: Retail strip center, zoned C-3 PCD, and the Salt River Indian Community• West: Retail strip center, zoned C-3 PCD, and Loop 101 Freeway• East: Bank, zoned C-3 PCD, and a Retail strip center, zoned C-3 PCD		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>The applicant is requesting approval of a site plan, elevations, and a landscape</p>		

Scottsdale Development Review Board Report
Case 81-DR-2005#2

plan to develop a pad for a bank building to be located south of the existing Fry's Market and new retail buildings along the Via Linda Road frontage.

Development Information: Proposed Bank Pad

- Existing Use: Parking for existing center
- Proposed Use: Bank
- Parcel Size: 31,321 Square feet
- Building Size: 4,487 Square feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 21 Feet 6 Inches
- Open Space Required: 3,739 Square feet
- Open Space Provided: 11,774 Square feet
- Parking Required: 18 Spaces
- Parking Provided: 21 Spaces
- FAR: .16

DISCUSSION

The proposed site is currently a portion of an existing parking lot. There is an approved site plan for the entire shopping center, which this project is part of, and the infrastructure, circulation, and drainage are all existing. The applicant is currently processing a land division to create three lots within the existing center. Fry's will remain and occupy the largest parcel; retail shops approved under 81-DR-05 will develop on a second parcel and the proposed bank will occupy the third parcel. The landscaping along the perimeter of the site is existing. The applicant has proposed additional plant material and a screen wall to buffer the drive thru location.

The bank is designed in a similar architectural style including colors (ICI Early Dawn #446, ICI Indian Painting #428, ICI Sepiatone #324) and materials (Owens Corning CSV-2054 Chardonnay southern ledgerstone; Monier SKU IMSSS66661 roof tile, and Kawneer Champagne #18 anodized finish storefront doors) to match the existing Fry's Grocery Store. The exterior of the building will be finished with a stone veneer and painted stucco system. The stone veneer will wrap the lower portion of the building, including the front pop out entry feature, and proposed columns. The storefront and accent will be a champagne colored anodized aluminum system. The roof system will be tile to be consistent with the center.

The landscape palette consists of additional Sonoran Palo Verde, Red Bird of Paradise and new plant material such as Sweet Acacia, Afghan Pine, Autumn Sage, and Sandpaper Verbena.

OTHER BOARDS AND
COMMISSIONS

40-ZN-1979, 165-ZN-1982 McCormick Ranch Center, 136-DR-1982 Smithy's Grocery Store, 81-DR-2005 Retail Pads B and C.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

**Scottsdale Development Review Board Report
Case 81-DR-2005#2**

STAFF


RECOMMENDATION

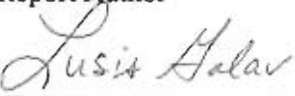
Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Jeff Ruenger
Planner
Phone: 480-312-4208
E-mail: Jruenger@scottsdaleAZ.gov

APPROVED BY


Jeff Ruenger
Report Author


Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan & Overall Site Plan
5. Landscape Plan
6. Elevations
7. Elevations of Approved Retail Shops (81-DR-05)
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

03/15/2006



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 3/15/06

Project No.: _____ - PA - _____

Coordinator: Greg Williams

Case No.: 482 PA- 2005

Project Name: 1stBank Holding Comapony at 90th St & Via Linda

Project Location: 8900 East Via Linda, Scottsdale, AZ 85258-5404

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3 Commercial Business District Proposed Zoning: C-3

Number of Buildings: One Building Parcel Size: 31.321

Gross Floor Area/Total Units: 4307 S.F.-1 Unit Floor Area Ratio/Density: .231

Parking Required: 20 spaces required Parking Provided: 22 spaces provided

Setbacks: N - None S - 35' ROW E - 35' ROW W - None +

Description of Request:

The proposed project is a one-story branch bank of 1stBank totaling approximately 4307 gross square feet of new construction project. Exterior building materials include a stone veneer base with a stucco facade and recessed fixed glass in an aluminum storefront system. The materials and color pallet are compatible with architectural language of the adjacent strip center. Site circulation and parking are oriented towards the interior of the site to screen the parking and allow the proposed building to anchor the corner. Drive lanes, vehicular queuing for an ATM, and parking have been organized in such a way as to both provide a safe and efficient circulation system for drivers and pedestrians, as well as, concealed parked cars from the city roads with low screen walls and landscaping.

The existing site is currently vacant. The most recent use of this site was for an overflow parking lot for the Fry's Shopping Center. This project is a distinct and separate portion of the Design Review Board Submittal # 81-DR-2005. That submittal, designed and constructed by others, seeks to demolish an outdoor seasonal sales area of the existing Fry's and construct two freestanding, 7000 + SF, single story, multi tenant, retail strip centers adjacent to the proposed bank. There are no known unusual characteristics that may restrict or affect this development. The size and scale of the proposed bank is similar in nature to other single use developments in East Via Linda and North 90th Street vicinity. This proposal is compatible with the surrounding area by offering a neighborhood financial service.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



**Q.S.
27-49**

G.I.S. ORTHOPHOTO 2003

E SAN MARTIN DR



FirstBank Branch @ Frys Shopping Center

81-DR-2005 #2

ATTACHMENT #2



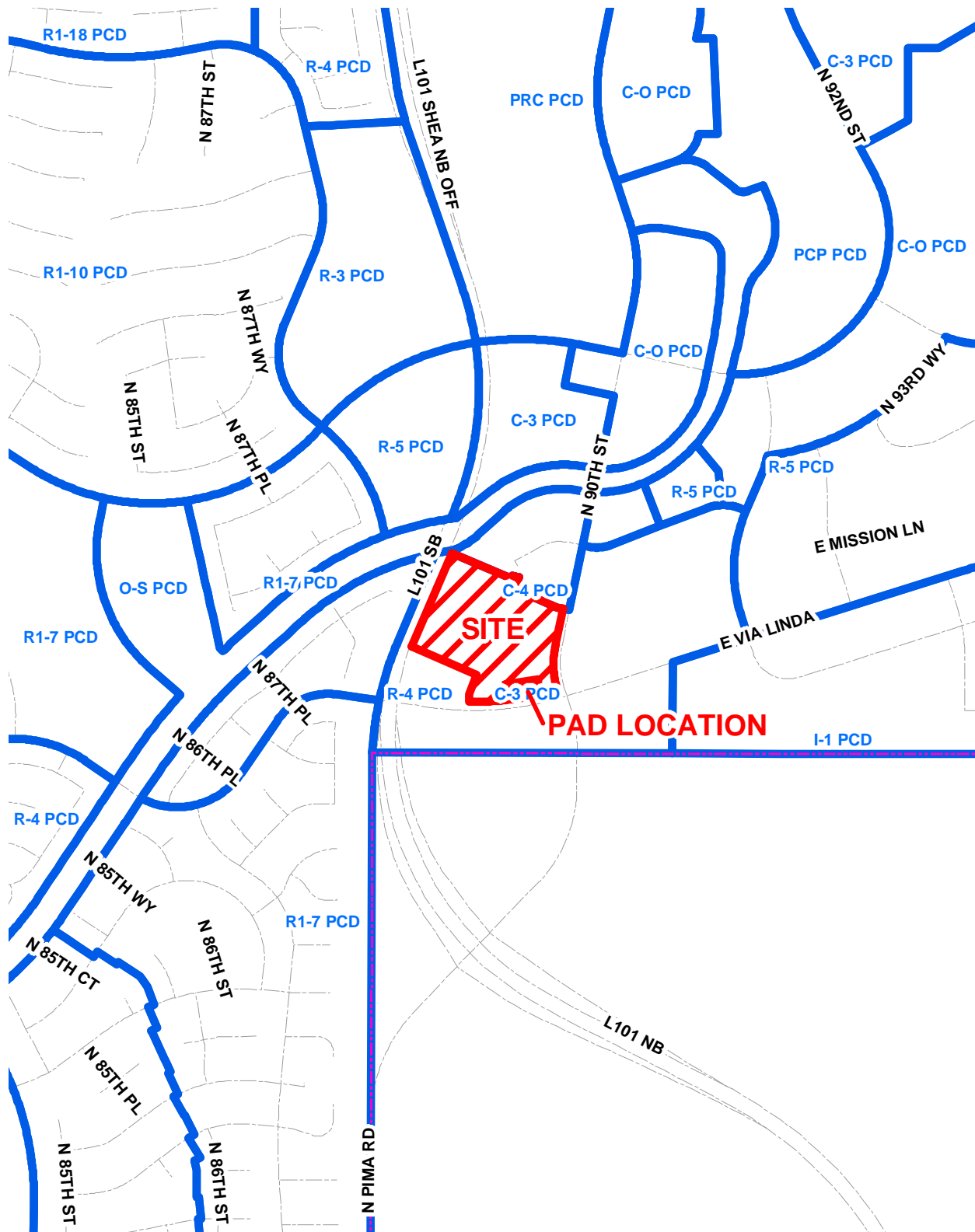
**Q.S.
27-49**

G.I.S. ORTHOPHOTO 2003

FirstBank Branch @ Fry's Shopping Center

81-DR-2005 #2

ATTACHMENT #2A



81-DR-2005#2

ATTACHMENT #3



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FIRST BANK HOLDING CO.,
90TH ST. / VIA LINDA

8900 EAST VIA LINDA
SCOTTSDALE, AZ 85258

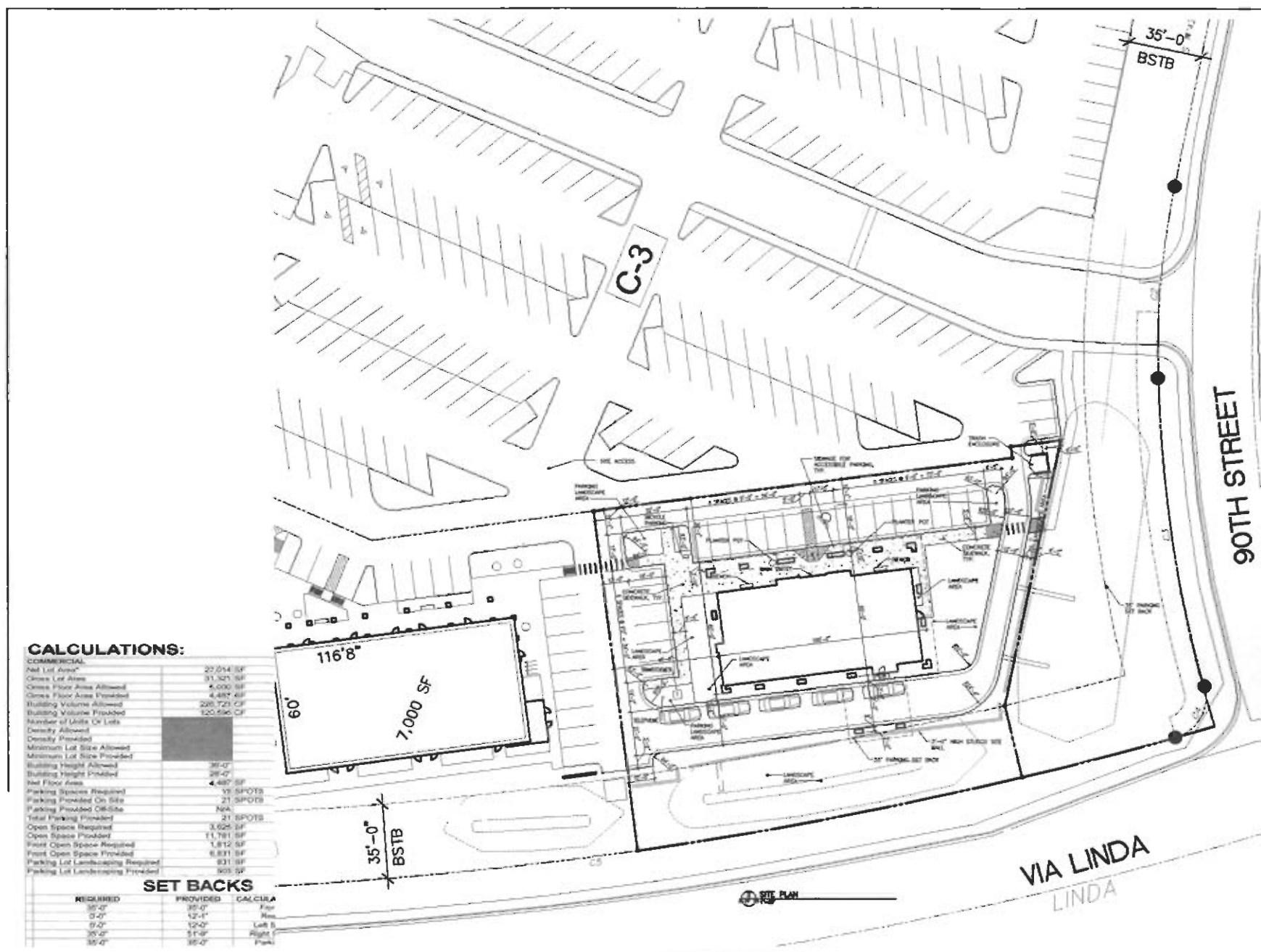
1STBANK

SITE PLAN

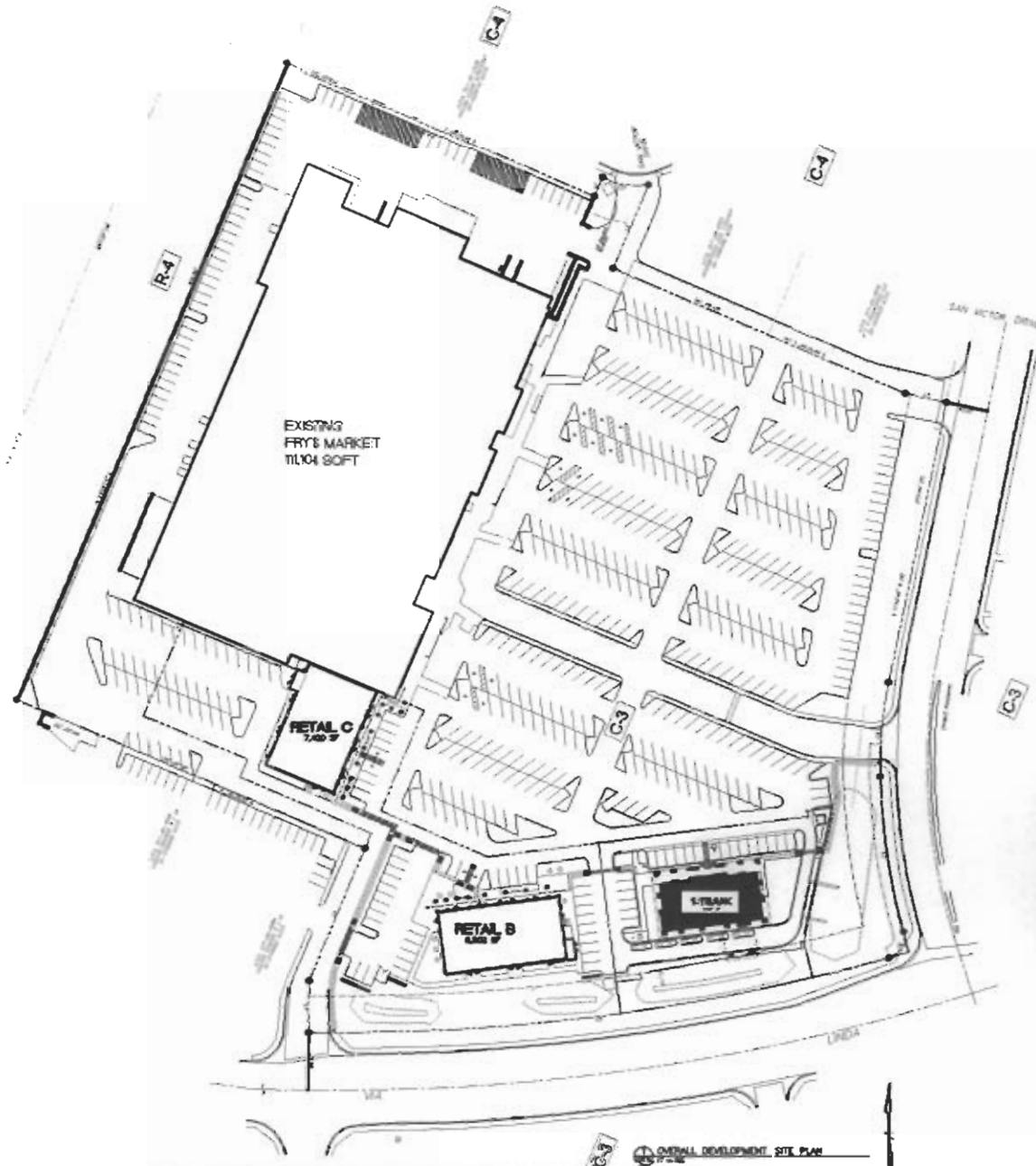
DRAWN BY	—
DATE BY	—
SHEET FILE	3 OF 12 SITE PLANNING
COPYRIGHT 2008 BY DAVID HARRINGTON P.E.	
SHEET NUMBER	
3 OF 13	
D.P.A. PROJECT #	04253.00.00

81-DR-2005#2
REV: 06/15/2006

ATTACHMENT #4



VICINITY MAP



DEVELOPER: FIRST BANK HOLDING CO.
 CONSULTANT: DAVIS PARTNERSHIP ARCHITECTS
 PROJECT: 81-DR-2005#2
 SHEET: 2 OF 13
 DATE: 06/15/2006

CONSULTANT'S
 CONSULTANT ADDRESS
 CONSULTANT CITY

REVISION	DATE	BY
1	06/15/06	JD
2	06/15/06	JD
3	06/15/06	JD
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19	06/15/06	JD
20	06/15/06	JD

FIRST BANK HOLDING CO.
 90TH ST. / VIA LINDA

8900 EAST VIA LINDA
 SCOTTSDALE, AZ 85258



OVERALL DEVELOPMENT
 SITE PLAN

DRAWN BY: ---
 CHECKED BY: ---
 SHEET FILE: 2 OF 13 OVERALL DEVELOPMENT SITE PLAN
 PROJECT: 81-DR-2005#2

2 OF 13

O.P.A. PROJECT # 040720000

81-DR-2005#2
 REV: 06/15/2006

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Journal of Internal Medicine 247: 399–406

FIRST BANK HOLDING CO.
800TH ST. / VIA LINDA

8900 EAST VIA LINDA
SCOTTSDALE, AZ

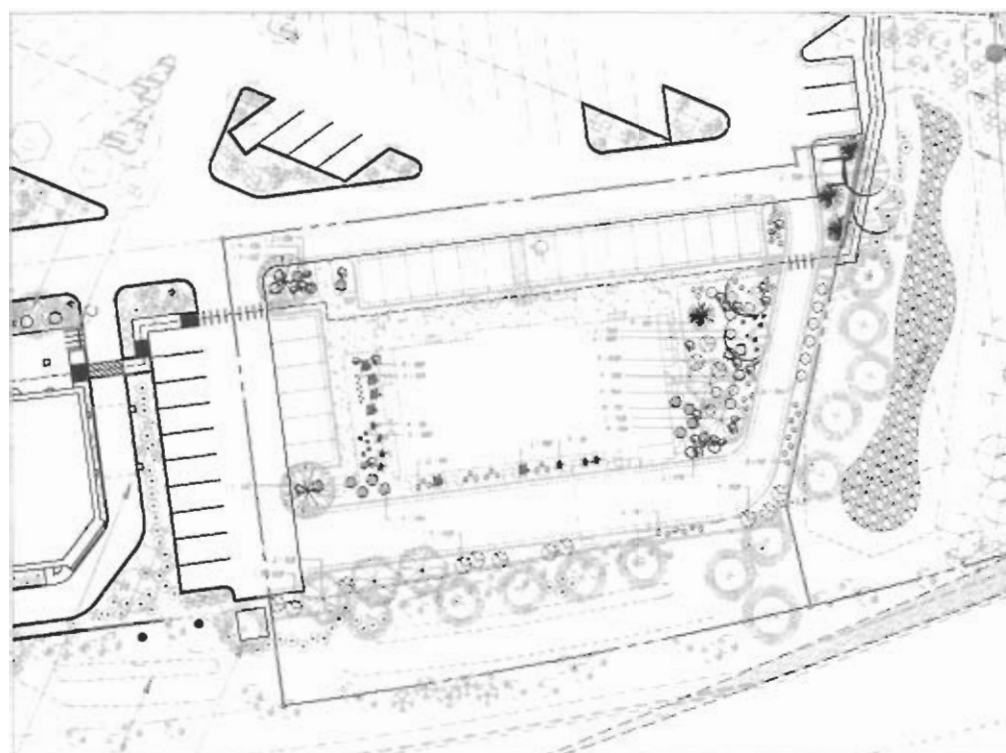
1STBANK

LANDSCAPE PLAN

1994-95	1995-96
1996-97	1997-98
1998-99	1999-00

10 of 13

D.P.A. PROJECT # 0082000



PLANT LIST AND LEGEND

Inventory Item	COMMODITY NAME	SCIENTIFIC NAME	UNIT
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 3	1000 000	Common snook	100 lbs
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 28	1000 000	Common snook	100 lbs
 29	1000 000	Common snook	100 lbs
 30	1000 000	Common snook	100 lbs

TEL: 011 223 333 333

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Journal of Internal Medicine 255: 105–112

1. 100

1. 2007-2008

RESEARCH DESIGN

[illegible]

BEFORE THE CITY OF CHICAGO, I, ALBERT M. BERNARD, being the official who has been duly authorized by the Board of Aldermen to do so, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on the records of the City of Chicago, and that the same is a true and correct copy of the original as the same appears on the records of the City of Chicago.

A copy of published report is required from the author(s) of any abstracts of research presented prior to the abstract review committee. It is most useful to submit the published report.

doi:10.1017/S0022292412001609

for future research. Thus, the authors suggest that the use of technology and the Internet can be a valuable tool for the development of a more effective and efficient training program.

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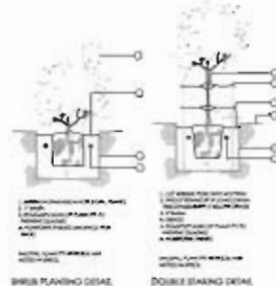
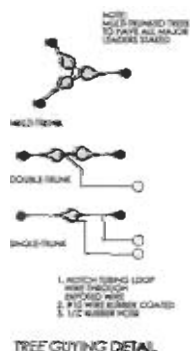
• **ADAPTATION** • AND **ACCOMMODATION** SHALL BE IN ACCORDANCE • WITH THESE STANDARDS AND ALL REQUIREMENTS •
• SUBJECT TO APPLICABLE LEGISLATION AND/OR TO BE APPROVED BY THE CITY OF HOUSTON'S POLICE DEPARTMENT •
• AND/OR THE HOUSTON POLICE DEPARTMENT'S BOARD OF POLICE COMMISSIONERS •

[illegible]

no significant effect was observed when the treatment was a region, with some significant variation due only to the reputation of the program, *unlike*

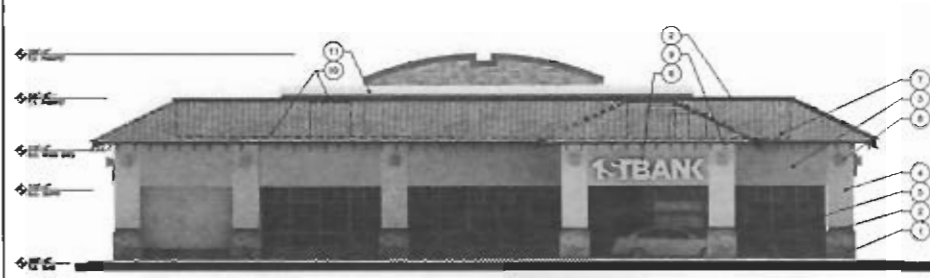
1. The first step is to identify the problem. This involves understanding the current situation and what needs to be changed.

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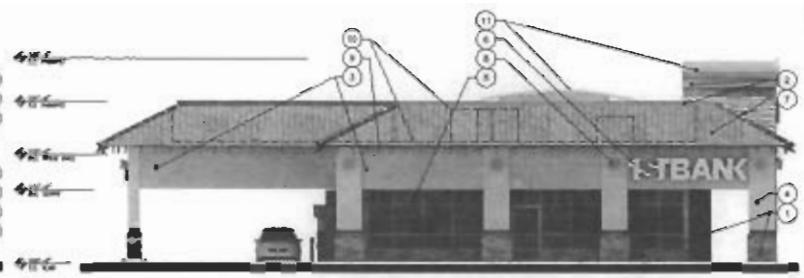


DEVELOPER: FIRST BANK HOLDING CO.
CONSULTANT ADDRESS: 8900 EAST VIA LINDA, SCOTTSDALE, AZ 85258
CONSULTANT CITY: SCOTTSDALE, AZ 85258

REVISION	DATE
1. DEVELOPMENT REVIEW	10/10/05
2. PRELIMINARY	10/10/05
3. PRELIMINARY	10/10/05
4. PRELIMINARY	10/10/05
5. PRELIMINARY	10/10/05
6. PRELIMINARY	10/10/05
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10. PRELIMINARY	10/10/05



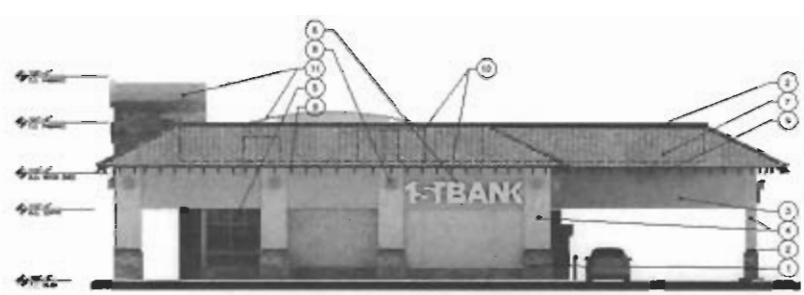
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



5 TRASH CONTAINER ELEVATIONS
1/8" = 1'-0"

MATERIAL AND COLOR LEGEND	
1. STONE VENEER	BY CULTURED STONE CHARCOAL/BLACK SOUTHERN Limestonite 084-004
2. PAINTED STUCCO FINISH	BY EX SEPARATE #224
3. ROOF TILE TO MATCH EXISTING	BY EX HONEY HAWK #428
4. PAINTED STUCCO FINISH	BY EX EARLY Dawn #448
5. STONEFRONT AND ACCENT	BY EXISTING #18 CHARCOAL ANTIQUE FINISH
6. 1ST BANK SIGN	BY OWNER
7. ROOF TILE	BY WHOLESALELY SOCIETY (SOUTHWEST) (SOUTHWEST)
8. SIGN FINISH	BY EXISTING
9. WOOD BAY SUPPORTS	BY EX
10. KTY AND ROOF BENTON	BY EX
11. EXISTING SIGN MOUNTING	BY EXISTING COLOR FINISHES "WHITE" TYP

FIRST BANK HOLDING CO.
90TH ST. / VIA LINDA
8900 EAST VIA LINDA
SCOTTSDALE, AZ 85258



**BUILDING ELEVATIONS
TRASH ENCLOSURE
ELEVATIONS**

DESIGN BY: JMS
CHECKED BY: JMS
DATE: 10/10/05
SHEET FILE: 81-DR-2005#2
TRASH ENCLOSURE ELEVATIONS



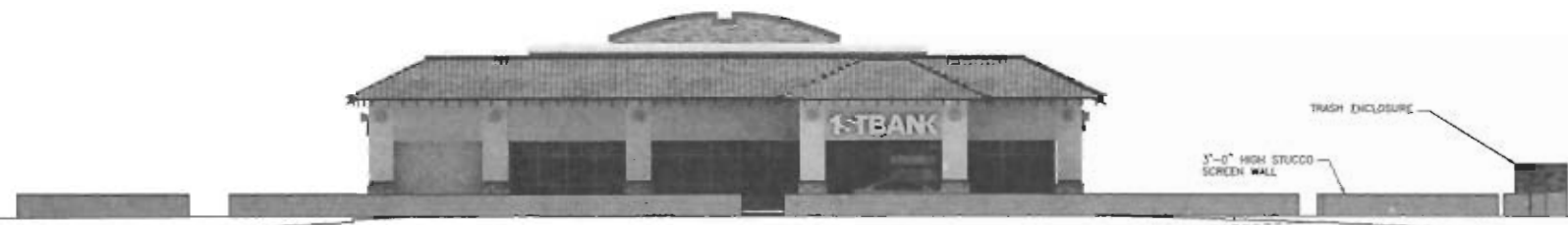
2001 BLANK STREET, SUITE 200
 SCOTTSDALE, ARIZONA 85258
 480.441.1111 FAX 480.441.1112
 WWW.DAVISPARTNERSHIPARCHITECTS.COM

CONSULTANT
 CONSULTANT ADDRESS
 CONSULTANT CITY

REVISION	DATE	BY
DEVELOPMENT REVIEW	06/15/06	
REVISION #1	06/16/06	
REVISION #2	06/16/06	



1 90TH STREET, STREET SCAPE ELEVATION
 1/4" = 1' NO SCALE



2 VIA LINDA, STREET SCAPE ELEVATION
 1/4" = 1' NO SCALE

FIRST BANK HOLDING CO.
 90TH ST. / VIA LINDA
 8800 EAST VIA LINDA
 SCOTTSDALE, AZ 85258

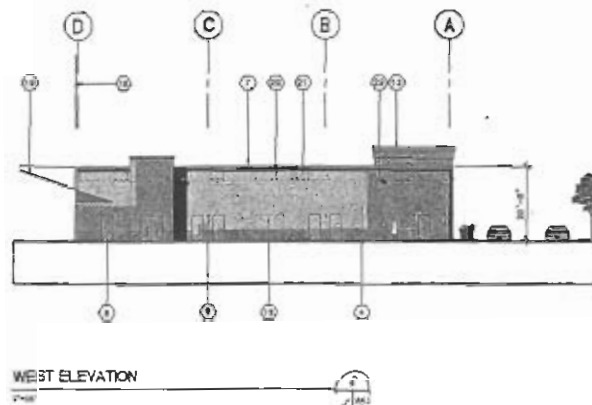
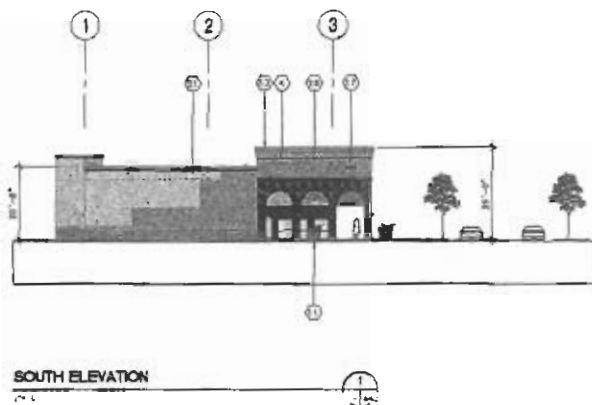


STREET SCAPE
 ELEVATIONS

DESIGN BY: JMD
 DATE: 06/15/06
 SHEET FILE: 8 OF 13 STREET SCAPE ELEVATIONS
 (CONSULTANT USE ONLY)

6 OF 13

D.P.A. PROJECT # 04252.00.000



KEYNOTES

- 1 CLEAR ANODIZED ALUMINUM WINDOW SYSTEM WITH 1" INSULATED GLAZING (IGU) "SOLAR" GLAZING (VISIBLE LIGHT TRANSMITTANCE).
- 2 MATURED STONE VENEER.
- 3 STEEL TRUSS, PAINT.
- 4 EPS SYSTEM, PAINT.
- 5 DARK FLENDER 12" X 8" TUBE STEEL CHAIR.
- 6 TUBE STEEL OR EPS HANGER.
- 7 ALUMINUM COPING.
- 8 METAL DOWN. (PAINT TO MATCH ADJACENT WALL COLOR).
- 9 WALL-MOUNTED LIGHT FIXTURE.
- 10 PROPOSED TENANT SIGN LOCATION.
- 11 PRE-CAST CONCRETE PLANTER POT.
- 12 2" X 4" X 1" X 1" PILASTER. MATERIAL: FIB.
- 13 SOUND CORNICE. PAINT.
- 14 6" X 4" CHD (EPS HANGER) TRUSS ENCLOSURE WITH STEEL GATES.
- 15 SERVICE ENTRANCE SECTION. PAINT TO MATCH ADJACENT SURFACE.
- 16 2" X 2" X 2" X 4" COLUMN. MATERIAL: FIB.
- 17 12" BUILDING ADDRESS MARKER. 2" ALUMINUM SIGN.
- 18 LINE OF EXISTING FRY'S WORKPLACE.
- 19 NEW SHED ROOF. MATCH EXISTING CONCRETE ROOF TILE.
- 20 LINE OF ROOF. BEYOND.
- 21 HVAC UNIT. BEYOND.
- 22 OVERFLOW SCUPPER.

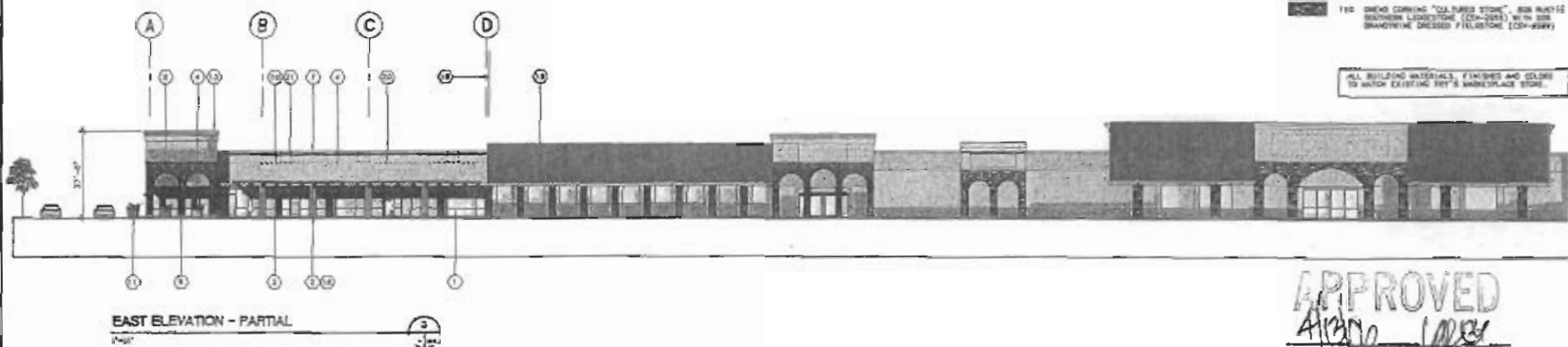
GENERAL NOTES

- A ALL BUILDING MATERIALS, FINISHES AND COLORS TO MATCH EXISTING FRY'S WORKPLACE STONE.
- B ALL MECHANICAL UNITS AND ROOF-RELATED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW OF THE PUBLIC.

COLOR LEGEND

- | | |
|--|--|
| | 10A SHERWIN WILLIAMS, "FOLKSY GOLD", #00-0000. |
| | 10B SHERWIN WILLIAMS, "GOLD", #00-0000. |
| | 10C SHERWIN WILLIAMS, "LATE", #00-0000. |
| | 10D SHERWIN WILLIAMS, "TORY TARTAN", #00-0000. |
| | 10E SHERWIN WILLIAMS, "ACCESSIBLE SILVER", #00-0000. |
| | 10F SHERWIN WILLIAMS, "DARK BROWN", #00-0000. |
| | 10G SHERWIN WILLIAMS, "COLORADO STONE", #00-0000. |

ALL BUILDING MATERIALS, FINISHES AND COLORS TO MATCH EXISTING FRY'S WORKPLACE STONE.



Retail Shops 81-DR-05

APPROVED
 DATE 08-25-05 INITIALS ALB

81-DR-2005 #2



Professional Engineer
 State of Arizona
 License No. 10000
 Exp. Date 12/31/2006

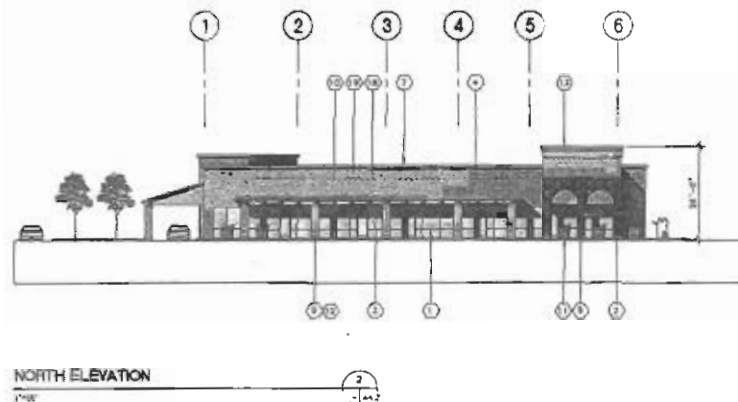
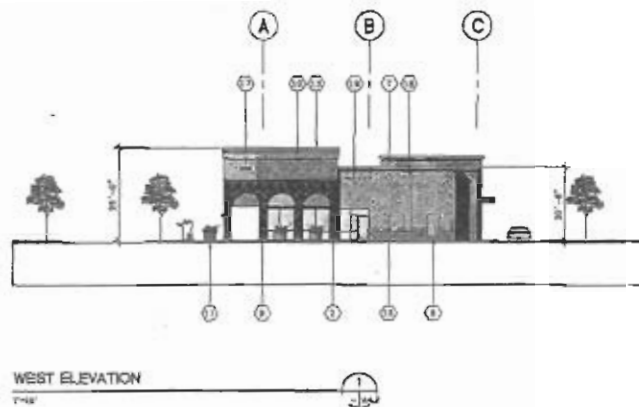
Architecture & Engineering Solutions LLC
 1000 N. 10th Street, Suite 100
 Phoenix, AZ 85004
 Phone: (602) 441-1111
 Fax: (602) 441-1112
 Email: info@aesolutions.com

Barclay Group
 1000 N. 10th Street, Suite 100
 Phoenix, AZ 85004
 Phone: (602) 441-1111
 Fax: (602) 441-1112
 Email: info@barclaygroup.com



Project	81-DR-05
Client	City of Phoenix
Architect	Architecture & Engineering Solutions LLC
Engineer	Architecture & Engineering Solutions LLC

Sheet No.	04007
Scale	AS SHOWN
Date	08-25-05
Author	ALB
Checker	ALB
Engineer	ALB
Project	81-DR-05
Sheet	A41












KEYNOTES

1. CLEAR ANCHORED ALUMINUM STRUTTING SYSTEM WITH 1" THICK INSULATED GLAZING.
2. POLYCARBONATE GLAZING WITH/OUT VISIBLE LIGHT REFLECTANCE.
3. CULTURED STONE VENEER.
4. STEEL TRUSSES, PAINT.
5. TIPS SYSTEM, PAINT.
6. THICKENED 12" X 2" THICK STEEL CANTY.
7. CANTY, STEEL OR LIFT HEADER.
8. ALUMINUM COILING.
9. METAL ROOF. (PAINT TO MATCH ADJACENT WALL COLOR).
10. WALL-MOUNTED LIGHT FIXTURE.
11. IMPRESS TENANT SIGN LOCATION.
12. PRE-CAST CONCRETE PLANTER POT.
13. 2"X4" X 1'-0" PLASTER, MATERIAL, TIE.
14. BRUSHED COPPER, PAINT.
15. 6"X6" GAL (E/4 THICK) BRASH ENCLOSURE WITH STEEL GATES.
16. SERVICE ENTRANCE SECTION. PAINT TO MATCH ADJACENT BUILDING.
17. 2" X 4" X 8' COLOR. MATERIAL, TIE.
18. 12"X BUILDING ADJACENT NUMBER, 2" THICKNESS THICK.
19. LINE OF ROOF, BEYOND.
20. FINISH LIMIT, BEYOND.

GENERAL NOTES

- A ALL BUILDING MATERIALS, FINISHES AND COLORS TO MATCH EXISTING FRY'S MARKETPLACE STORE.
- B ALL MECHANICAL UNITS AND ROOF-MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY THE PARAPET.

COLOR LEGEND

- | | | |
|---|-----|--|
|  | 110 | SHERWIN WILLIAMS, "TOLEDO GOLD", #SW-4566 |
|  | 118 | SHERWIN WILLIAMS, "ACORN", #SW-4087 |
|  | 112 | SHERWIN WILLIAMS, "LATE", #SW-4748 |
|  | 113 | SHERWIN WILLIAMS, "TODD TALK", #SW-7038 |
|  | 111 | SHERWIN WILLIAMS, "ACCESSIBLE BEIGE", #SW-7036 |
|  | 117 | SHERWIN WILLIAMS, "DARK SPICE", #SW-6066 |
|  | 116 | OWENS CORNING "DAKOTA STONE", BUS BU111 |
|  | 115 | SOUTHERN LUMBER "CUMBERLAND", BUS BU112 |
|  | 114 | BRANDTUNG GRESID "JULIOPHORE", BUS BU113 |

ALL BUILDING MATERIALS, FINISHES AND COLORS
TO MATCH EXISTING EX'T & INTERIORS STORE.

Retail Shops
81-12-05

APPROVED
4/2/80 [Signature]
DATE



THE NEW YORK STATE BAR ASSOCIATION

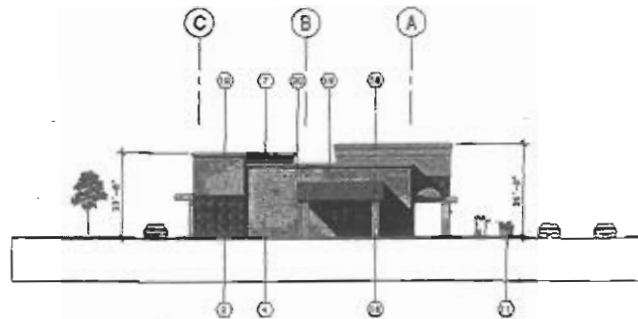
**Architecture
Engineering Solutions LLC**
Mark A. Johnson, P.E., President / Christopher A. Johnson, P.E., Vice President
www.aesllc.com / 1-800-452-2222 / 4000 N. 10th Avenue, Suite 100 / Aurora, CO 80010 / Fax 303-750-3313

Home Group Buildings Inc.
BARCLAY GROUP
1400 WA LINDA • 50TH STREET
SCOTTSDALE, ARIZONA 85258



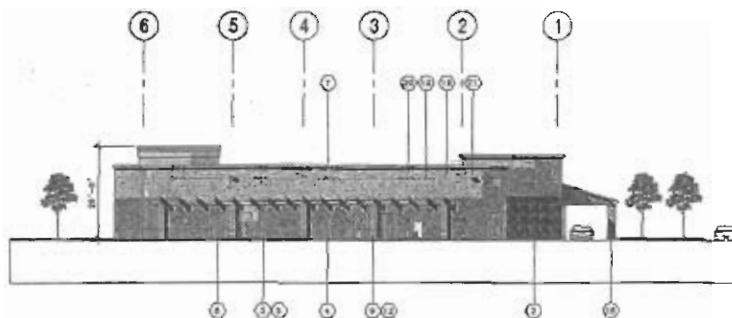
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Order No.		0-5047
Name of	Address	
TRA		
Date	09-20-06	
EXTENSION ELEVATIONS SHOPS 8		
Drawn by	Scale	
A42		



EAST ELEVATION

1" = 4'



SOUTH ELEVATION

1" = 4'

KEYNOTES

1. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. (PRO: "HOLESTAY" GLAZING SYSTEM VISIBLE LIGHT TRANSMITTANCE).
2. CULTURED STONE VENEER.
3. STEEL TRUSSES, PAINT.
4. EIFS SYSTEM, PAINT.
5. GUTTERED 18" x 2" V-BEAM STEEL CHIMNEY.
6. TUBE STEEL OR EIFS HEADER.
7. ALUMINUM COFFING.
8. METAL DOOR. (PAINT TO MATCH ADJACENT WALL COLOR).
9. WALL-MOUNTED LIGHT FIXTURE.
10. PROPOSED TENANT SIGN LOCATION.
11. PRE-CAST CONCRETE PLANTER POT.
12. 2'-0" x 1'-0" PILASTER. MATERIAL TBD.
13. STUCCO CORNICE, PAINT.
14. 8'-0" x 4" (EIFS HEDGER) TRASH ENCLOSURE WITH STEEL GASS.
15. SERVICE ENTRANCE SECTION. PAINT TO MATCH ADJACENT SURFACE.
16. 2'-0" x 2'-0" COLUMN. MATERIAL TBD.
17. 12" BUILDING ADDRESS NUMBER. 2" REINFORCED CONCRETE.
18. CONCRETE ROOF TILE. MATCH FRY'S MARKETPLACE STYLE & COLOR.
19. LINE OF ROOF, BEYOND.
20. HVAC UNIT, BEYOND.
21. OVERHUNG ROOF.

GENERAL NOTES

- A. ALL BUILDING MATERIALS, FINISHES AND COLORS TO MATCH EXISTING FRY'S MARKETPLACE STORE.
- B. ALL MECHANICAL, MISC AND BUMP-UP/UPPER EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY THE PARAPET.

COLOR LEGEND

11A	SHERWIN WILLIAMS, "TOLKIN GOLD", #SW-6382.
11B	SHERWIN WILLIAMS, "MOON", #SW-6007.
11C	SHERWIN WILLIAMS, "LATITE", #SW-6100.
11D	SHERWIN WILLIAMS, "TOMT TAPPE", SW-722M.
11E	SHERWIN WILLIAMS, "ACCESSIBLE BEIGE", #SW-752B.
11F	SHERWIN WILLIAMS, "SHINE BROWN", #SW-604E.
11G	OWENS CORNING "CULTURED STONE". SEE LISTING SOUTHERN LESTERSTONE (CSP-2000) WITH 20% MAXIMUM DRESSED FLEXTONE (CSP-2000).

ALL BUILDING MATERIALS, FINISHES AND COLORS TO MATCH EXISTING FRY'S MARKETPLACE STORE.

Retail Shops
81-DE-05

APPROVED
DATE INITIALS

New Shop Buildings for
BARCLAY GROUP
1000 N. LINCOLN & 10TH STREET
SCOTTSDALE, ARIZONA 85258

BARCLAY GROUP

1000 N. LINCOLN & 10TH STREET
SCOTTSDALE, ARIZONA 85258

DATE SHEET
TJR
09-20-05
EXTERIOR ELEVATIONS
SHEET 8
A43

First Bank @ Fry's
8900 E. Via Linda
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☐ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
FirstBank Branch @ Frys Shopping Center
81-DR-2005#2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Davis Partnership Architects with a staff receipt date of 6/15/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Davis Partnership Architects with a staff receipt date of 6/15/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Vistascape Design Landscape Architecture with a staff receipt date of 6/15/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *Any future pneumatic tube delivery system for the drive through facility shall be either located underground, or integrated into the architecture of the drive through canopy. No exposed tube systems shall be allowed.*
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:**DRB Stipulations**

11. The transformer location shall be screened by landscape to meet the requirements of APS and to the satisfaction of the final plans review staff.

Ordinance

- A. *Signage shall be by separate submittal, approval and permit.*

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
15. All exterior light poles, pole fixtures, and yokes shall be consistent in color to the existing center and new retail pads.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles except for the ATM lighting.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles except for the ATM lighting. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

ATM Canopy Lighting:

The horizontal illuminance at grade for ATM canopy lighting (directly under the canopy) shall conform to the following requirements:

- d. The maintained average horizontal illuminance level, at grade under the drive-through canopy, shall not exceed 8.0 foot-candles and should conform to the IESNA recommended practices, except as noted below. All exterior luminaries shall be included in this calculation.
- e. Within a 10-foot radius from the ATM (ATM Task Lighting): the maintained average horizontal illuminance level shall not exceed 15.0 foot-candles. The 10-foot radius is measured from the center face of the ATM and extends for a total of 180 degrees. The remainder of the canopy area (ATM General Lighting): should not exceed a maintained average of 8 footcandles. This shall include any contribution of illuminance from the ATM Task Lighting.

Building Mounted Lighting:

- f. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- g. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 18. No exterior vending or display shall be allowed.
- 19. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

- B. *At the time of review zoning, DRB, case(s) for the subject site were: 57-ZN-74, 20-ZN-77, 40-ZN-79, 81-DR-05.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

20. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
21. For this site, there is no change in the impervious area between pre and post development conditions. The existing site is comprised of parking lots and buildings. No additional stormwater storage facilities or basins are required for this site.

Ordinance

- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

DRB Stipulations

22. Dedicate an additional 10 feet of roadway/public access easement along 90th Street from southern site driveway to Via Linda. City is planning to widen 90th Street to improve intersection capacity.

INTERNAL CIRCULATION:

DRB Stipulations

23. The developer shall provide a minimum parking-aisle width of 24 feet.
24. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
25. The developer shall provide a minimum of 120 feet of queuing distance for all "drive-thrus" (Bank, fast-food, etc.).
26. Provide bike parking and standard details. Use City standard detail for bike parking rack.
27. Provide pedestrian connection from main retail/Retail C to Retail B and Bank buildings. Include directional ramps.
28. Provide pedestrian connection to sidewalk along main driveway.
29. Provide pedestrian ramps on sidewalk connection across drive through lane.
30. Provide pedestrian connections to other buildings on site – to west and north.

Ordinance

- E. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
- F. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

REFUSE:**DRB Stipulations**

- 31. The developer shall construct one refuse enclosure.
- 32. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.
- 33. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- G. Underground vault-type containers are not allowed.
- H. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- I. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 34. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 35. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

- J. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 36. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
- 37. On-site sanitary sewer shall be privately owned and maintained.
- 38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- K. Privately owned sanitary sewer shall not run parallel within the waterline easement.